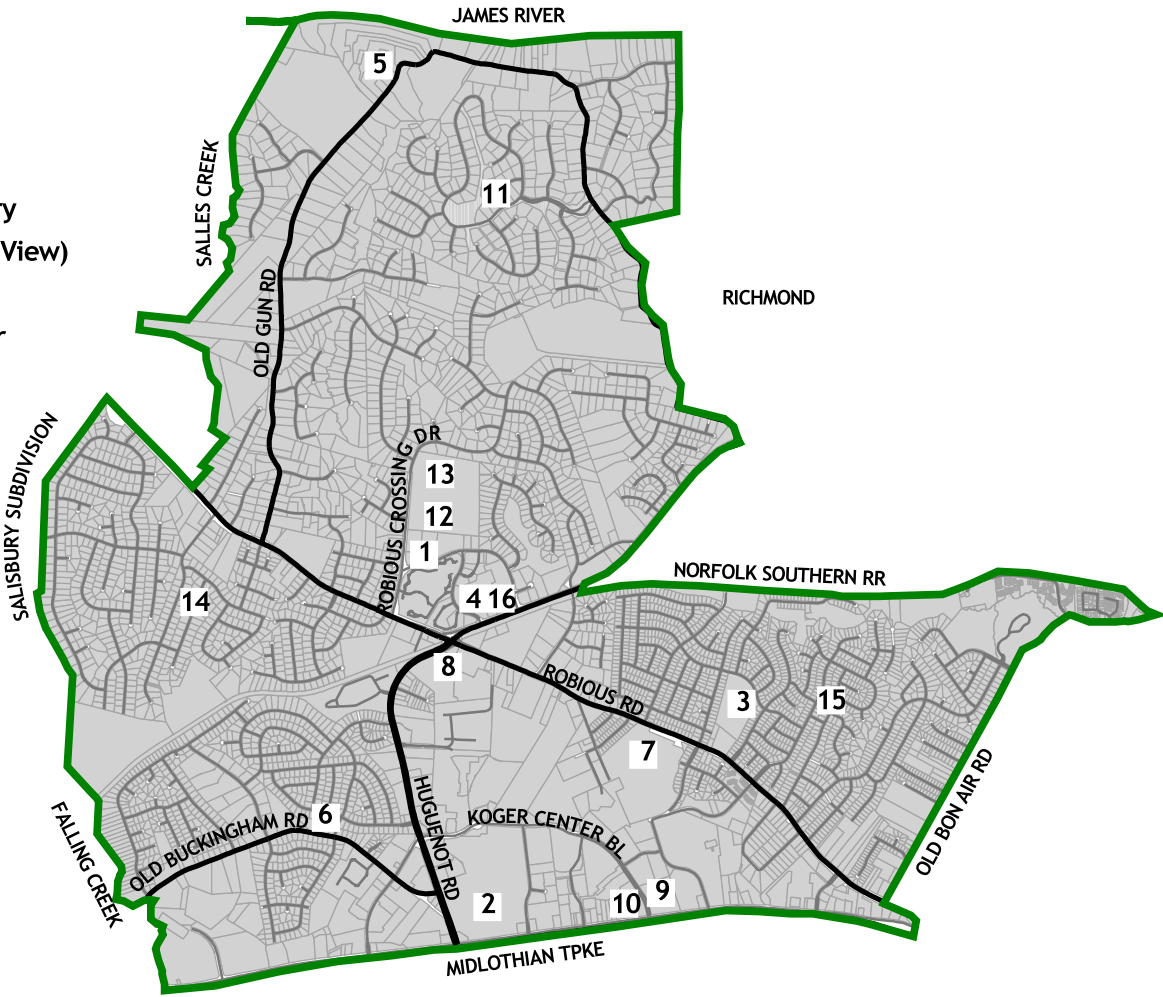


Robious Features

- 1 Bon Air Fire Station
- 2 Chesterfield Town Center Mall
- 3 Greenfield Elementary School
- 4 Historic Bellgrade House
- 5 Historic Bellona Arsenal & Foundry
- 6 Historic Trabue Tavern (Pleasant View)
- 7 Huguenot Park
- 8 Huguenot Village Shopping Center
- 9 Johnston Willis Hospital
- 10 Koger Center South Office Park
- 11 Reeds Landing Subdivision
- 12 Robious Elementary School
- 13 Robious Middle School
- 14 Roxshire Subdivision
- 15 Settlers Landing Subdivision
- 16 The Shoppes At Bellgrade



Robious

Robious Community Profile

(All data is for 2001 unless noted otherwise)



Clarkes Forge/
Bellona Foundry
Built 1814

Strengths (see notes on pages 71-72)

- High rate of residential maintenance and reinvestment: \$443 per unit
- Low rate of residential code enforcement complaints: .005 complaints per capita



Bellona Arsenal

Challenges (see notes on pages 71-72)

- Low assessment trend from 1997 to 2001: +1.9% per year
- High property crime rate: .05 incidents per capita
- High quality of life crime rate: .02 incidents per capita



Belgrade (Alandale)
Built 1824

Community Characteristics

- Slow projected population growth rate from 2002 to 2008: +.7% per year
- Slow single family housing growth: +.4%
- Larger single family houses: median house size is 2120 square feet
- High percentage of multi-family residences: 26%
- High rate of business licenses: .11 licenses per capita



Chesterfield Towne Center Mall

Robious Community Summary

POPULATION	YEARS	MEASURE	ROBIOUS	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	1.3%	2.4%
Projected Annual Growth	2002-2008	% Increase	.7%	2.1%
HOUSING				
Density	2001	Units/Acre	1.08	.37
Multi-Family Units	2001	% of All Units	26%	15.1%
Owner Occupied Houses	2001	% of All Units	92.2%	88%
Renter Occupied Houses	2001	% of All Units	7.8%	12%
Median Age of Houses	2001	Years	22	18
Median House Size	2001	Square Feet	2120	1774
Single Family Housing Turnover	2001	% of All Units	8.45%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$443	\$224
Residential Code Complaints	2001	Per Capita	.0046	.0075
Single Family Housing Growth	2001	% Increase	.4%	2.4%
Multi-Family Housing Growth	2001	% Increase	1%	4.5%
Overall Housing Growth	2001	% Increase	.6%	3%
Development Potential	2001	New Units	546	45,328
Resale Housing Sales Prices	2001	Median	\$136,725	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	376%	139%
Annual Assessment Trends	1997-2001	% Increase	1.9%	4.48%
Assessment Trends	2000-2001	% Increase	3.96%	5.85%
PUBLIC SAFETY				
Police Calls For Service	2001	Per Capita	.5813	.4800
Group A Crime Incidents	2001	Per Capita	.0828	.0613
Violent Crime Incidents	2001	Per Capita	.0094	.0126
Property Crime Incidents	2001	Per Capita	.0464	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0217	.0165
Persons on Probation	2001	Per Capita	.0049	.0069
EMS Calls For Service	2001	Per Capita	.0721	.0668
PUBLIC SCHOOLS				
Public School Enrollment	2001	% of Population	17.7%	18.4%
BUSINESSES				
Business Licenses Issued	2001	Per Capita	.1090	.0587
Home-Based Businesses	2001	Per Capita	.0282	.0282
COMMUNITY LIFE				
Organizations	2001	Per Capita	.0021	.0018